

AGENDA
TRAVERSE CITY HISTORIC DISTRICTS COMMISSION
REGULAR MEETING
THURSDAY, JUNE 30, 2016
7:00 P.M.
Committee Room, Governmental Center, 2nd Floor
400 Boardman Avenue
Traverse City, Michigan 49684
231-922-4464

1. CALL MEETING TO ORDER

2. APPROVAL OF MINUTES

Approval of the May 26, 2016 regular meeting minutes.

3. REQUEST 16-HDC-11 FROM DONALD AND BETTE OSWELL, 402 SEVENTH STREET, TRAVERSE CITY, MICHIGAN for:

Approval of plans for new gable roof over the north entry, a new deck outside the north entry, installation of new windows and the removal of unused masonry chimneys located at the property mentioned. (Central Neighborhood Historic District).

4. REQUEST 16-HDC-12 FROM JEFFERY SCHAIGER 10452 EAST EASLING DRIVE, SUTTONS BAY, MICHIGAN for:

Approval of plans for a front porch, single-car garage and back deck addition to the home located at the property commonly known as **410 Fifth Street**, Traverse City, Michigan. (Central Neighborhood Historic District).

5. OTHER BUSSINESS

6. ADJOURNMENT

The City of Traverse City does not discriminate on the basis of disability in the admission or access to or treatment or employment in, its programs or activities. Penny Hill, Assistant City Manager, 400 Boardman Avenue, Traverse City, Michigan, 49684, 922-4440, T.D.D., 922-4412, has been designated to coordinate compliance with the non-discrimination requirements contained in Section 35.107 of the Department of Justice regulations. Information concerning the provisions of the Americans with Disabilities Act, and the rights provided thereunder, are available from the ADA Coordinator. If you are planning to attend and you have a disability requiring any special assistance at the meeting and/or if you have any concerns, please immediately notify the ADA Coordinator.

MINUTES
TRAVERSE CITY HISTORIC DISTRICTS COMMISSION
REGULAR MEETING
THURSDAY, MAY 26, 2016
7:00 P.M.
Committee Room, Governmental Center, 2nd Floor
400 Boardman Avenue
Traverse City, Michigan 49684
231-922-4464

PRESENT: Commissioners Andres, Mansuy, Crane, Zacks, Carol and
Chairperson Callahan.
ABSENT: Vice-Chairperson Tobin.
STAFF PRESENT: David Weston

1. CALL MEETING TO ORDER

The meeting was called to order at 7:00 p.m.

2. APPROVAL OF MINUTES

Approval of the May 12, 2016 special meeting minutes.

Motion by Commissioner Zacks, seconded by Commissioner Andres to approve the May 12, 2016 special meeting minutes as presented.

3. REQUEST 16-HDC-07 FROM LUKE GINGERICH, 4500 SCHARMEN ROAD, TRAVERSE CITY, MICHIGAN for:

Approval of plans for a dining room and master bedroom addition located at the property commonly known as **432 West Eight Street**, Traverse City Michigan. (Central Neighborhood Historic District).

Luke Gingerich presented drawings and answered questions from the Commission. Motion by Commissioner Zacks, seconded by Commissioner Andres to approve the drawings as presented. Upon vote the motion carried 6-0. Commissioner Zacks will serve as the project liaison.

4. REQUEST 16-HDC-08 FROM MATT AND LESLEY BECKER, 505 EAST STATE STREET, TRAVERSE CITY, MICHIGAN for:

Approval of plans for a side porch addition located at the property mentioned. (Boardman Historic District).

Sarah Bourgeois, Architect, 921 West Eleventh Street, Traverse City, Michigan, presented drawings and answered questions from the Commission. Motion by Commissioner Carol, seconded by Commissioner Crane to approve the drawings as presented. Upon vote the motion carried 6-0. Commissioner Carol will serve as the project liaison.

5. REQUEST 16-HDC-09 FROM ERIC HELZER, ADVANCED REDEVELOPMENT SOLUTIONS, 101 N. MADISON STREET, TRAVERSE CITY, MICHIGAN for:

Approval of plans for the construction of a convention center and pool located at the property commonly known as **300 East State**, Traverse City, Michigan (Park Place Hotel).

Eric Helzer presented drawings and answered questions from the Commission.

Ken Richmond, 333 Boardman Avenue, Traverse City, Michigan, presented to the Commission.

Motion by Commissioner Andres, seconded by Commissioner Crane to approve the drawings as presented with the suggestion that the upper windows be arched or have an arched architectural element above the windows. Upon vote the motion carried 6-0. Commissioner Callahan will continue to serve as the project liaison.

6. REQUEST 16-HDC-10 FROM PAM MARSH, OWNER OF RED GINGER, 237 EAST FRONT STREET, TRAVERSE CITY, MICHIGAN for:

Approval of plans to enclose a main level deck with an aluminum framed window system located at the property mentioned.

John Dancer, Architect, 122 South Union Street, Traverse City, Michigan, presented drawings and answered questions from the Commission.

Motion by Commissioner Mansuy, seconded by Commissioner Crane to approve the drawings as presented. Upon vote the motion carried 6-0. Commissioner Mansuy will serve as the project liaison.

7. OTHER BUSINESS

None.

8. ADJOURNMENT

The meeting was adjourned at 7:50 p.m.

Respectfully submitted

David M. Weston, Secretary

Date_____

DRAFT



#16-HDC-1/

TRAVERSE CITY HISTORIC DISTRICTS COMMISSION
APPLICATION FOR

HISTORICAL PRESERVATION PERMIT

Date of Application: JUNE 21, 2016

Property Address: 402 W. SEVENTH ST.

Local Historic District: CENTRAL NEIGHBORHOOD HISTORIC DISTRICT

Existing Zoning Classification: R-2

Architectural / Design Firm: _____

Address: _____

Description of Plans: REPLACE SHED ROOF AT NORTH ENTRY WITH A GABLE ROOF. ADD DECK OUTSIDE NORTH ENTRY. REMOVE EXTERIOR DOOR & WINDOW IN EAST WALL OF DINING ROOM & INSTALL NEW WINDOW. ADD NEW WINDOW TO NORTH WALL OF DINING ROOM. REMOVE EXISTING UNUSED MASONRY CHIMNEYS. REPLACE DETERIORATING WINDOWS AS NEEDED.

THE COMPLETED APPLICATION SHALL BE SUBMITTED TO THE CITY PLANNING DEPARTMENT A MINIMUM OF 10 DAYS PRIOR TO THE MEETING AT WHICH THE REQUEST WILL BE CONSIDERED AND SHALL MEET ALL REQUIREMENTS LISTED ON THE REVERSE SIDE.

Owner Name: DONALD & BETTE OSWELL Phone: 231-889-5862 Fax: _____

Address: 402 W. SEVENTH. TRAVERSE CITY, MI 49684

Signature of Owner: Donald J. Oswell

Signature of Applicant (if different): _____

Relationship of Applicant to Owner: _____

402 W. Seventh

Minor Alterations and Repairs 2016



Donald and Bette Oswell

734-945-8018

djoswell249@gmail.com

Scope of Work

- ① Remove door and window from the east wall of the dining room. Add a 3 pane casement window.
- ② Add a 2 pane casement window to the north wall of the dining room.
- ③ Remove the existing shed roof^{ON} north entry room and replace it with a gable roof. Maintain existing setback. Replace kitchen window with a 2 pane casement unit.
- ④ Add a 7' x 14' uncovered porch outside the north entry.
- ⑤ Remove existing unused masonry chimneys.
- ⑥ Replace existing deteriorating double hung windows with matching sized casement windows as needed.

Alterations are indicated on the elevation drawings corresponding circled numbers. South and west elevations are unchanged.

711-0334

Traverse City

Grand Traverse County, Michigan

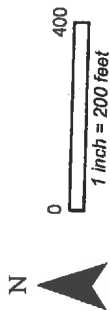
Gov Lot 3

T27N-R11W

Section 03

SE 1/4 of SW 1/4

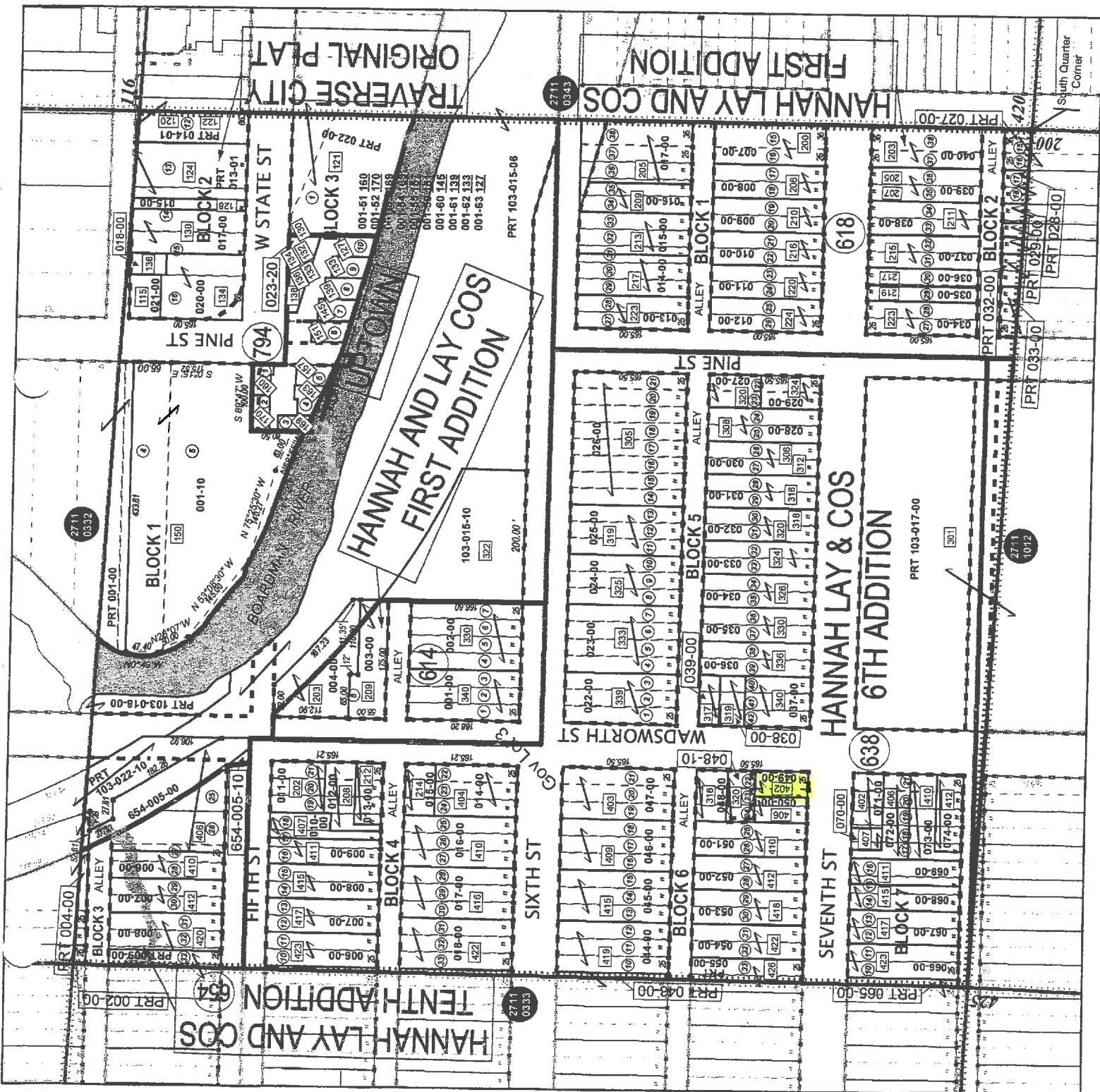
28-51-103 - ### - ##



LEGEND

- Parcel Lines
- Parcel Identification Number 016-10
- Lot Number 13
- Address 4265
- Platted Lines
- Parcel Ownership Hook
- Dimensions
- Direction N 1° 23' 30" E
- Acres 29.6 Ac.
- Subdivisions and Condominiums
- Subdivision and Condominium ID
- Lone Pine Estates
- Drain Easement
- Government Lots
- Electrical Easement
- Section Posts
- Road Easement
- Road Name
- Railroad
- Rivers & Streams
- Lakes and Ponds
- Page Reference
- Miscellaneous Lines
- Address Range 6000 - 7000

This map is based on digital databases prepared by Grand Traverse County. Grand Traverse County does not warrant, expressly or impliedly, or accept responsibility for any errors, omissions, or that the information contained in the map or the digital databases is currently or positionally accurate.





FLOOR & DECK PLAN

50'-9 15/16"

5'-6 7/16"

11'-10 5/16"

7'-8 3/16"

1'-10 1/16"

2'-7 1/8"

4'-6 15/16"

2'-8"

4'-7 3/8"

2640DH

2640DH

ENTRY

PORCH

3068

2640DH

40"

2640DH

10'

CONCRETE WALK 40"

1'-11 3/8"

2'-8"

7'-5 9/16"

12'-0 15/16"

LIVING AREA
1082 SQ FT

EDGE OF SIDEWALK

396"

REMOVE ASPHALT
UNDER NEW DECK

ASPHALT DRIVE

CONCRETE DRIVE

PROPERTY
LINE



EXISTING SITE PLAN

10'

10'

Scope of Work

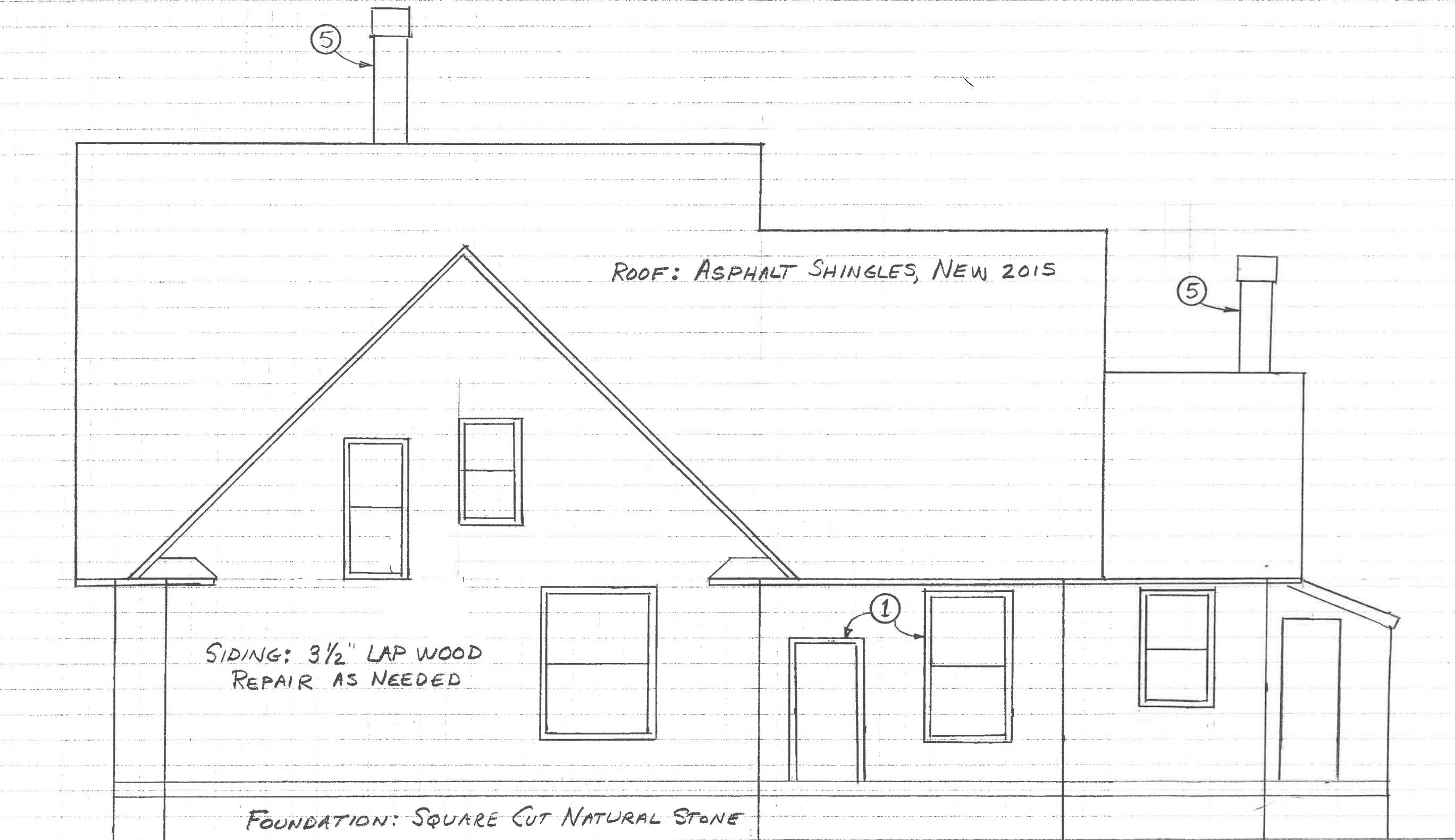
- ① Remove door and window from the east wall of the dining room. Add a 3 pane casement window.
- ② Add a 2 pane casement window to the north wall of the dining room.
- ③ Remove the existing shed roof ^{on} north entry room and replace it with a gable roof. ~~Replace~~ Maintain existing setback. Replace kitchen window with a 2 pane casement unit.
- ④ Add a 7' x 14' uncovered porch outside the north entry.
- ⑤ Remove existing unused masonry chimneys.
- ⑥ Replace existing deteriorating double hung windows with matching sized casement windows as needed.

Alterations are indicated on the elevation drawings corresponding circled numbers. South and west elevations are unchanged.



NORTH ELEVATION EXISTING HOUSE

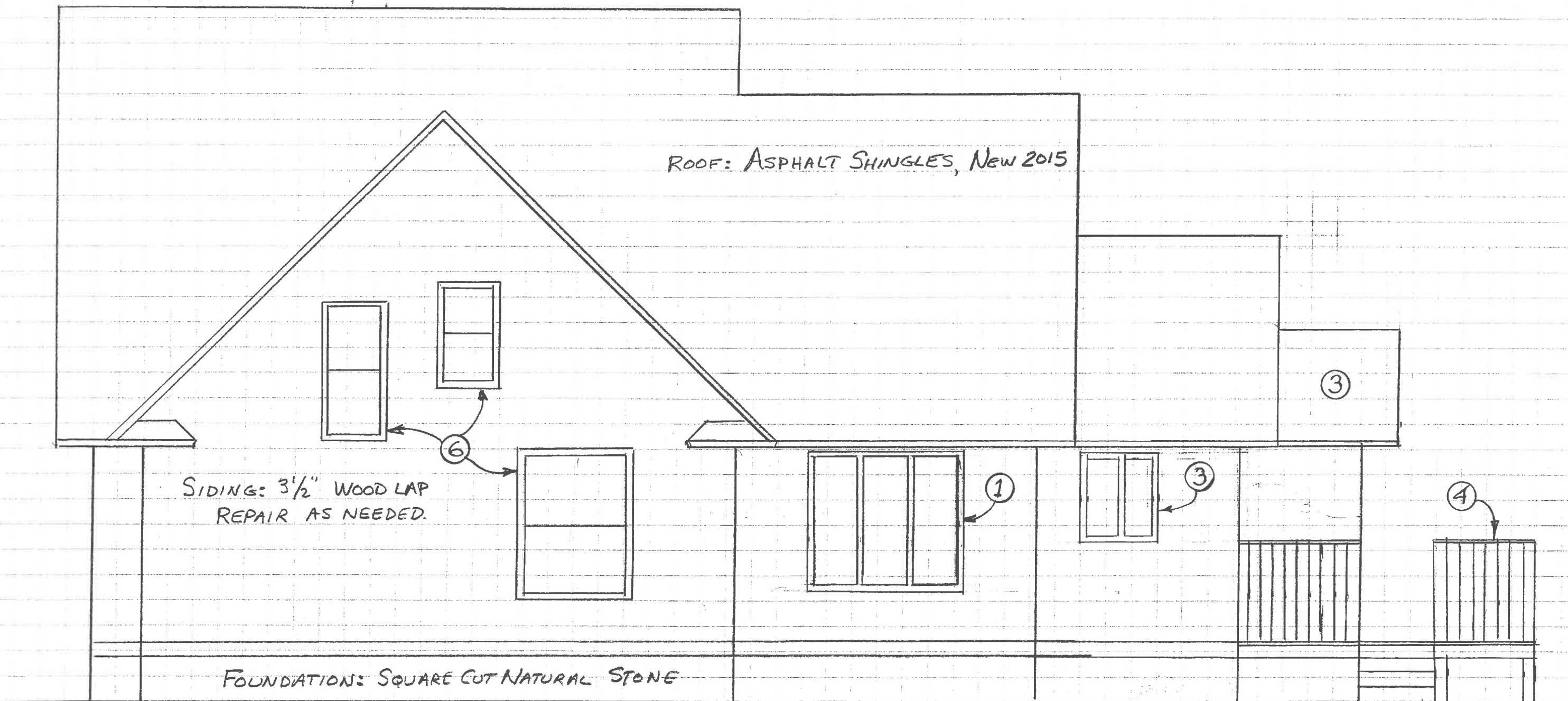
SCALE $\frac{1}{4}'' = 1'0''$



EAST ELEVATION OF EXISTING HOUSE

SCALE $\frac{1}{4}'' = 1'0''$

DONALD & BETTE OSWELL
402 W. 7th. ST.



DONALD & BETTE OSWELL
402 W. 7th. St.

EAST ELEVATION WITH ALTERATIONS
SCALE 1/4" = 1'0"



NORTH ELEVATION WITH CHANGES

SCALE $\frac{1}{4}" = 1'0"$

#16-HDC-12



TRAVERSE CITY HISTORIC DISTRICTS COMMISSION
APPLICATION FOR

HISTORICAL PRESERVATION PERMIT

Date of Application: 6/20/2016

Property Address: 410 Fifth Street, Traverse City, MI 49684

Local Historic District: Central Neighborhood Historic District

Existing Zoning Classification: R-1b Single Family Dwelling District

Architectural / Design Firm: Jeffrey Schwaiger Design

Address: 10452 East Easling Drive, Suttons Bay, MI 49682

Description of Plans: This is a design for a front porch and single-car garage addition. The garage is located 7'-4" forward of the front elevation due to unusual site constraints and to maintain as many of the existing ground floor window openings as possible. The garage placement also integrates well with the proposed front porch. Details to blend well with the historic Victorian details seen throughout the neighborhood and on some portions of the existing house.

THE COMPLETED APPLICATION SHALL BE SUBMITTED TO THE CITY PLANNING DEPARTMENT A MINIMUM OF 10 DAYS PRIOR TO THE MEETING AT WHICH THE REQUEST WILL BE CONSIDERED AND SHALL MEET ALL REQUIREMENTS LISTED ON THE REVERSE SIDE.

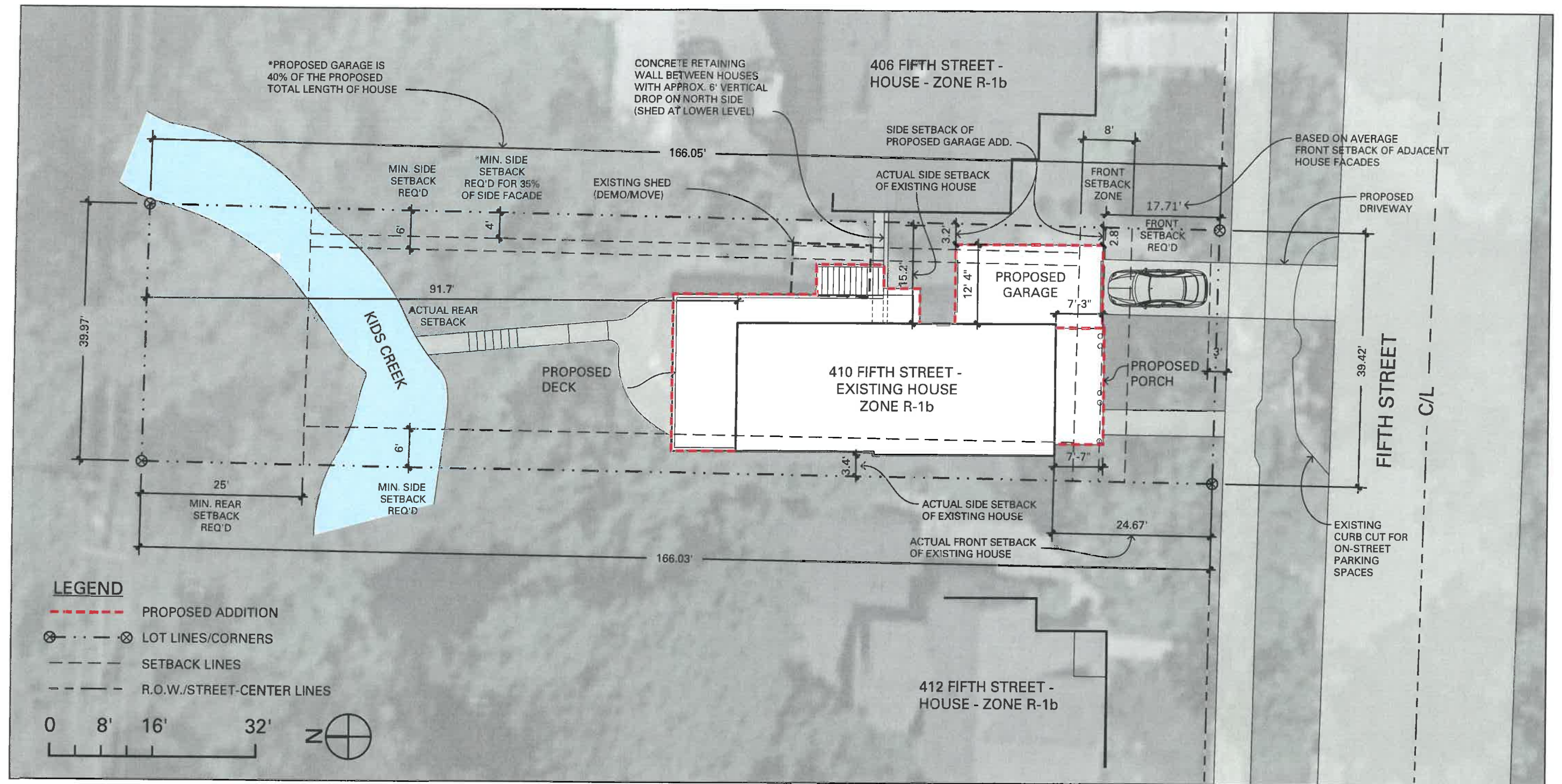
Owner Name: Lowe, Mary Beth and Scott Phone: (218)791-2608 Fax: _____

Address: 410 Fifth Street, Traverse City, MI 49684

Signature of Owner: Mary Beth Kelly Lowe

Signature of Applicant (if different): Jeffrey Schwaiger

Relationship of Applicant to Owner: Designer



1 SITE PLAN

A1

Scale: 1" = 16'-0"

410 FIFTH STREET, TRAVERSE CITY, MI 49685

LOTS 28 AND WEST 15 FEET OF LOT 27, BLOCK 3, HANNAH LAY & CO'S 10TH ADD., SECTION 3, T27N, R11W, CITY OF TRAVERSE CITY, GRAND TRAVERSE COUNTY, MI

TAX PARCEL I.D.: 51-654-006-00

FRONT PORCH, SINGLE-CAR GARAGE, AND BACK DECK ADDITION FOR MARY BETH AND SCOTT LOWE

PREPARED BY:

JEFFREY SCHWAIGER DESIGN
10452 EAST EASLING DRIVE
SUTTONS BAY, MI 49682
T 231.735.2127

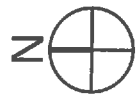
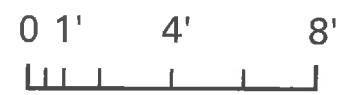
E JEFFREY.SCHWAIGER@GMAIL.COM
W JEFFREYSCHWAIGERDESIGN.COM

LOWE

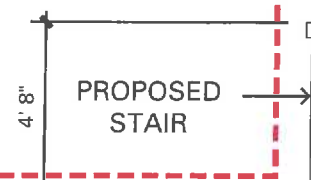
FRONT PORCH, GARAGE,
AND BACK DECK ADDITION

JUNE 20,
2016

A1



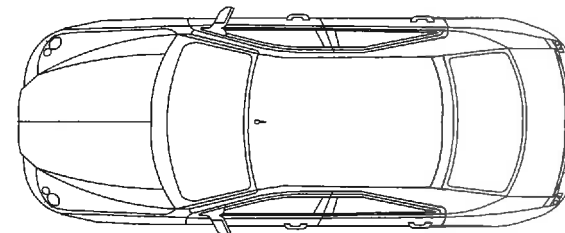
WINDOW TO BE REMOVED/FILLED IN
(AND POSSIBLY REUSED IN GARAGE
SIDE ELEVATION)



PROPOSED
STAIR

22' 8"

PROPOSED
GARAGE



PROPOSED ADDITION
BOUNDED IN RED DASHED
LINE

DRIVEWAY

12' 10"

NEW DOOR

LIVING ROOM

DINING ROOM

SITTING ROOM

PROPOSED
FRONT
PORCH

7' 4"

18' 1"

NEW FRENCH DOOR ASSEMBLY AND
LARGER WINDOWS

PROPOSED
DECK

24' 7"

10' 1 3/4"

KITCHEN

ENTRY/STAIR HALL

BATHROOM

1' 11"

7' 7"

1 FLOOR PLAN
A2 Scale: 3" = 16'-0"

LOWE
FRONT PORCH, GARAGE,
AND BACK DECK ADDITION

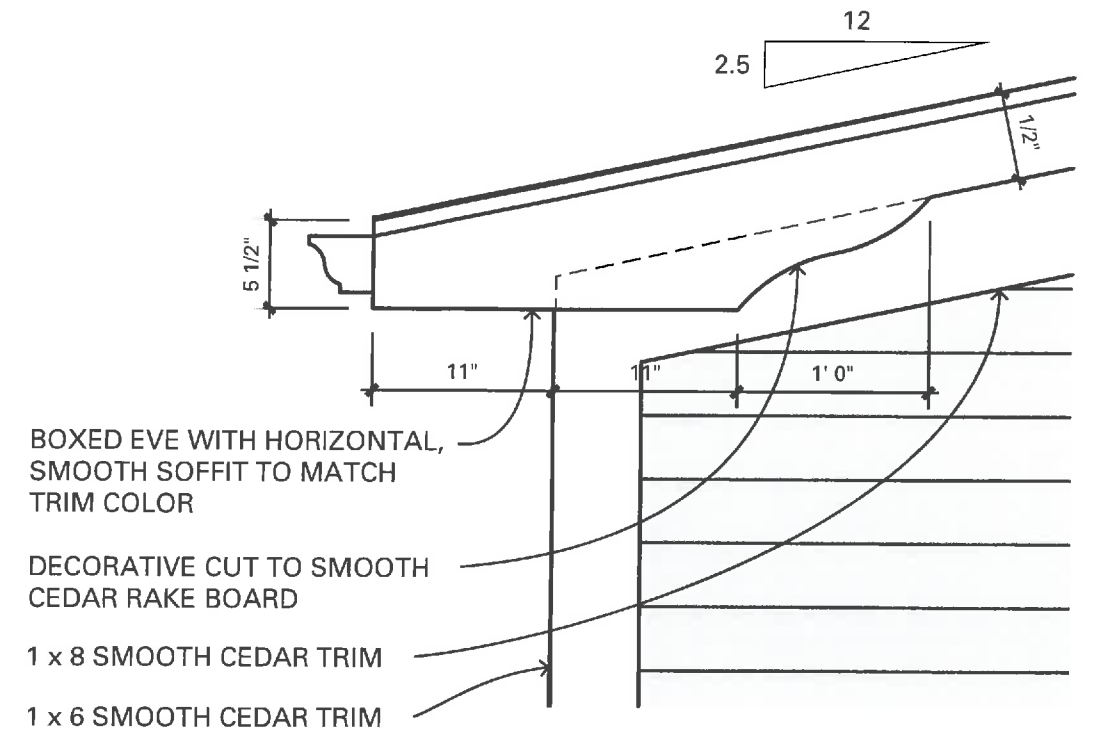
JUNE 20,
2016

A2



1 FRONT ELEVATION
A3 Scale: 3" = 16'-0"

0 1' 4' 8'



2 EAVE - DETAIL ELEVATION
A3 Scale: 1" = 1'-0"

0 2" 12" 24"

LOWE
FRONT PORCH, GARAGE,
AND BACK DECK ADDITION

JUNE 20,
2016

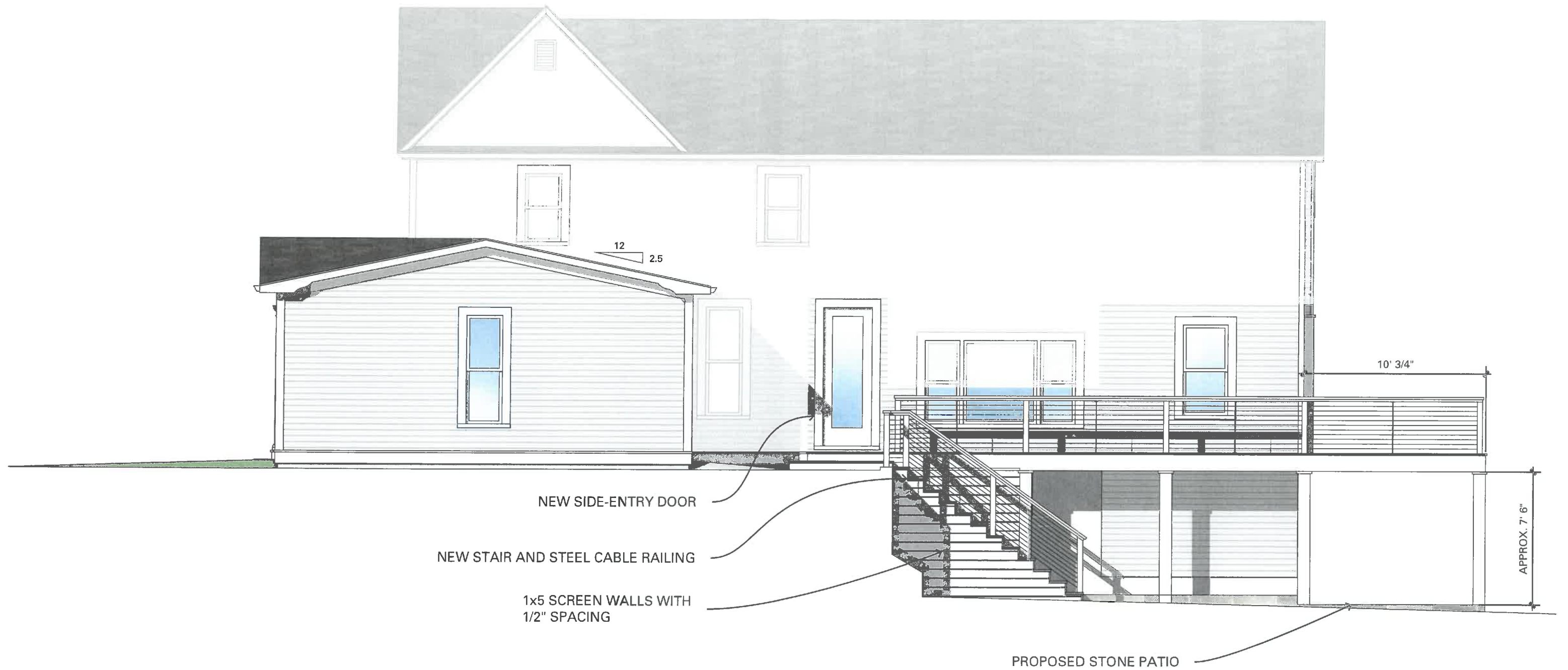
A3



1 REAR ELEVATION
A4 Scale: 3" = 16'-0"



<p>LOWE</p> <p>FRONT PORCH, GARAGE, AND BACK DECK ADDITION</p>	
<p>JUNE 20, 2016</p>	<p>A4</p>



1 RIGHT ELEVATION
A5 Scale: 3" = 16'-0"



LOWE	
FRONT PORCH, GARAGE, AND BACK DECK ADDITION	
JUNE 20, 2016	A5



1 LEFT ELEVATION
A6 Scale: 3" = 16'-0"



<p>LOWE</p> <p>FRONT PORCH, GARAGE, AND BACK DECK ADDITION</p>	
<p>JUNE 20, 2016</p>	<p>A6</p>



1
A7 VIEW A - PROPOSED ADDITION
WITH COMPARISON TO EXISTING PHOTO

<p>LOWE</p> <p>FRONT PORCH, GARAGE, AND BACK DECK ADDITION</p>	
<p>JUNE 20, 2016</p>	<p>A7</p>



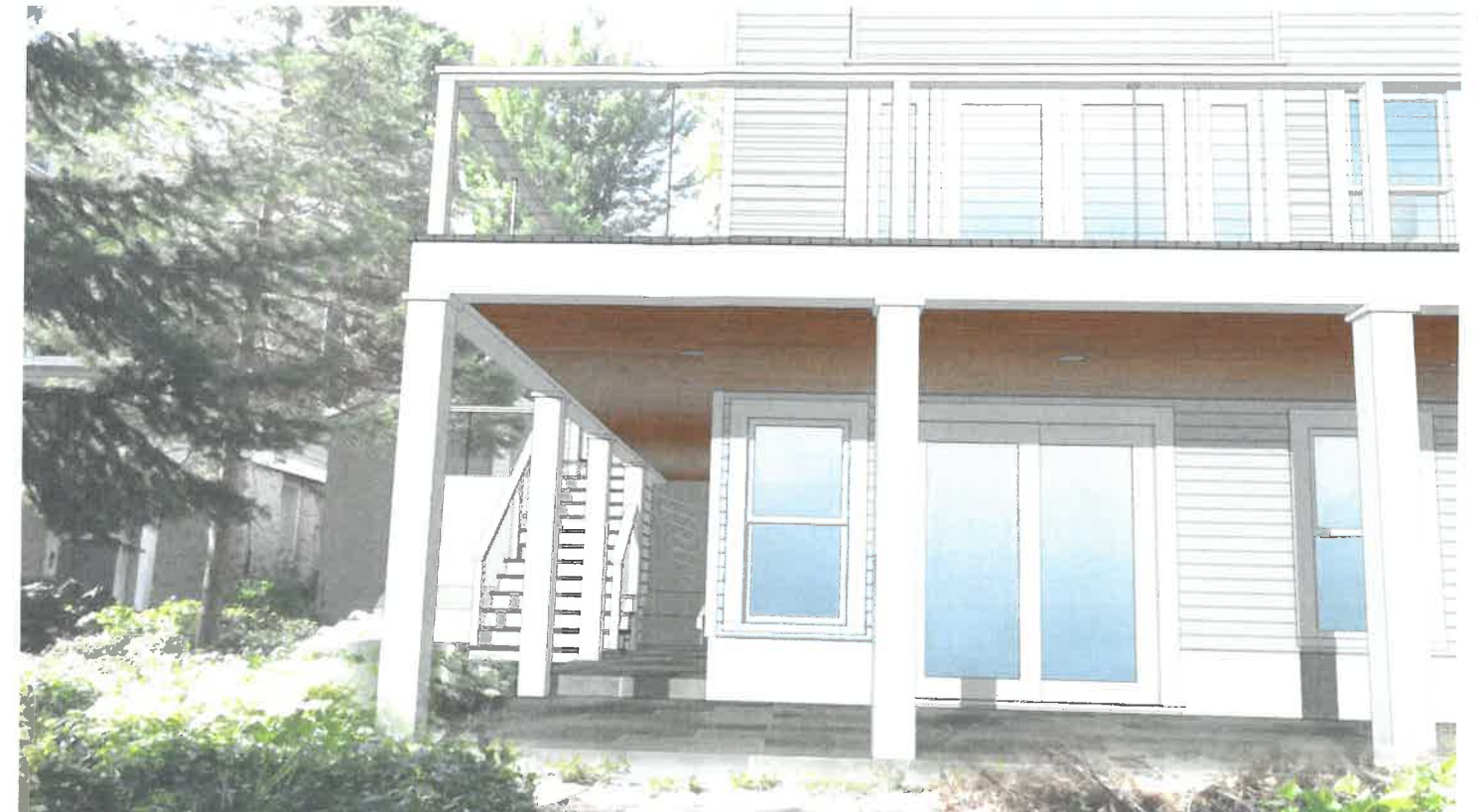
1
A8

VIEW B - PROPOSED ADDITION
WITH COMPARISON TO EXISTING PHOTO

2
A8

VIEW C - PROPOSED ADDITION
WITH COMPARISON TO EXISTING PHOTO

<p>LOWE</p> <p>FRONT PORCH, GARAGE, AND BACK DECK ADDITION</p>	
<p>JUNE 20, 2016</p>	<p>A8</p>



1
A9

VIEW B - PROPOSED DECK
WITH COMPARISON TO EXISTING PHOTO

2
A9

VIEW D - PROPOSED DECK
WITH COMPARISON TO EXISTING PHOTO